



**City of Dallas
Landmark Commission
Monday, June 5, 2006
AGENDA**

BRIEFING	5ES	10:00 A.M.
LUNCH		
PUBLIC HEARING	Dallas City Hall, 1500 Marilla Street, Council Chambers	1:00 P.M.

* The Landmark Commission may be briefed on any item on the agenda if it becomes necessary.

Theresa O'Donnell, Director
Janet Tharp, Interim Assistant Director
Jim Anderson, Senior Planner
Margaret Fiskell, Senior Planner

TRAINING:

1. Open Records/Public Information Act Video - 9:00 a.m., Room 5ES

BRIEFINGS:

1. Executive Session briefing concerning City of Dallas v. TCI West End, Inc. and Weir Industries, Inc.
2. Certificates of Appropriateness
3. Certificates for Demolition and Removal
4. Other Business

CONSENT ITEM:

1. 111 N EDGEFIELD AVE
Winnetka Heights Historic
District
CA056-294(JA)
Jim Anderson

Request: 1) Paint exterior. Front door: million dollar red; windows trim/sills: cambridge green; white awning: cambridge green; exterior trim: senora grey. Main body of house will remain white.

Applicant: Gus Trevino

Representative: N/A

Date Filed: April 21, 2006

Staff Recommendation: 1) Paint exterior. - Approve - The applicant was present at the task force and agreed to this color scheme. Body- remains white, Trim- Cambridge Green, Accent (front door) - Million Dollar Red . Applicant initially requested a forth color. Only three paint colors are allowed in this district. Ordinance # 18369 Section 9(a)(8)(C). Applicant attended the task force meeting and agreed to the colors.

Task Force Recommendation: 1) Paint exterior. - Approve - Paint colors: red for doors; cambridge green for trim and windows.

CONSENT ITEM:

2. 318 S WILLOMET AVE
Winnetka Heights Historic
District
CA056-295(JA)
Jim Anderson

Request: 1) Paint exterior. Olympic paint. Body: stone gray D15-4; trim: colonial white C10-3; and accent: patom mist D31-6.

Applicant: Lindsey Piper

Representative: N/A

Date Filed: April 7, 2006

Staff Recommendation: 1) Paint exterior. - Approve - Ordinance No. 18369, SEction 9(a)(8)

Task Force Recommendation: 1) Paint exterior. - Approve - Paint colors ok as requested.

DISCUSSION ITEM:

1. 4800 ROSS AVE
Fannin Elementary School
CA056-309(JA)
Jim Anderson

Request: 1) Aluminum window replacement in non protective facade.

Applicant: DISD

Representative: N/A

Date Filed: May 4, 2006

Staff Recommendation: 1) Aluminum window replacement in non protective facade. - Approve - These windows are located on a non-protected facade. The Fannin Elementary School Criteria Ordinance #22856 4.2 (a) "Reconstruction, renovation, repair or maintenance of nonprotected facades must be compatible with protected facades." The windows installed are compatible. They are the same color and light configuration as the original. They are located above the rear addition to the building. The difference in materials cannot be noticed because of their location.

Task Force Recommendation: 1) Aluminum window replacement in non protective facade. - Approve with Conditions - Windows on backside - 2nd and 3rd floors - they are now aluminum - were they wood and switched out? - (cannot see where because building is in front). Guidelines say windows must express 'feel' - unsure of original material. Original architect unerstood that 'protected' needed to be honored - may have conveyed to contractor that 'non protected' not covered. But aluminum windows are in non protective facade - they are appropriate. Ordinance does not address replacment.

DISCUSSION ITEM:

2. 407 N LAMAR ST
West End Historic District
CA056-308(JA)
Jim Anderson

Request: 1) Construct a mixed use development containing apartments (4 levels). Retail/parking on ground level and one level of basement parking.

Applicant: Charlie Lambert

Representative: N/A

Date Filed: May 4, 2006

Staff Recommendation: 1) Construct a mixed use development containing apartments (4 levels). - Approve with Conditions - Ordinance No. 22158, Section 5. Design is very good as infill in this district. Brick samples approved - Need samples and details of windows. Submit mock up of windows for Landmark Commission. Request final details of all facades and storefronts. Retail should be added to the Pacific Avenue elevation as it is located adjacent to a DART stop. Forward Dallas, the Comprehensive Plan states in Policy 5.1.2 -- Define urban character in Downtown and urban cores.
"... Parking structures that front the street should provide ground floor retail, community service and/or professional office storefronts. If the ground level cannot include stores, then enhanced facades should be provided on parking structure walls that meet pedestrian oriented areas.

Task Force Recommendation: 1) Construct a mixed use development containing apartments (4 levels). - Approve with Conditions - Facades' variations - 4 sides are different. Need to see Pacific Ave side. Brick samples submitted - Apartments have operable windows. Window materials for retail and apartments are different. Need sameples... mock up of windows detail. Good design comments - Frontage on transit mall (Pacific Ave). Suggestions for more retail - proposal - dock doors. Suggestion narrow retail - Parking needs for retail issue. DART stops may require retail facing transit malls (signage - placement, size, etc.. - Resumit at later date.

DISCUSSION ITEM:

3. 1701 N MARKET ST
West End Historic District
CA056-307(JA)
Jim Anderson

Request: 1) Remove first floor windows on Ross Avenue and replace with doors.

2) Install new retail signage for each store and two directories.

Applicant: Market/Ross LTD

Representative: N/A

Date Filed: May 4, 2006

Staff Recommendation: 1) Remove 1st floor windows and install entrance doors. - Approve with Conditions - Resubmit details of openings including transomes. Flexibility needed for possible retail tenants. New doors should not have very narrow sidelights that were installed on the other doors in the 1980's. These storefronts are not original and were constructed in the 1980's. The original brick and windows removed must be stored to be reused in the future. New doors should fit the window openings to remove as little brick as possible. Doors and trim to be wood to match existing.
2) Install new retail signage. - Approve with Conditions - Signs to meet generic guidelines for future tenants. Metal pipes on projecting signs should be used instead of scrolls to be more industrial in design. Applicant has met with sign inspectors and the number of signs and locations are allowed in the sign ordinance.

Task Force Recommendation: 1) Remove 1st floor windows and install entrance doors. - Approve with Conditions - Details of openings - need to see materials. Flexibility needed for possible retail tenants. Each retailer will have one door - request detail of transom. Suggestion to 'ditch' sidelights from 1980's.
2) Install new retail signage. - Approve with Conditions - Types of signs - some for entire building and for individual tenants - signs to meet generic guidelines for future tenants - sign allow proposed generic signs - materials discussion in lieu of metal pipes for signs being scrolled, suggest simpler - applicants identification for each new tenant. Brick should be saved for future infill.

DISCUSSION ITEM:

4. 804 PACIFIC AVE
West End Historic District
CA056-310(JA)
Jim Anderson

Request: 1) Install storefront glass in existing ground floor openings on the Austin Street side of the building. Garage doors will remain and kept in an up position.
2) Replace storefronts on Pacific Avenue.

Applicant: WEST END SQUARE LTD

Representative: N/A

Date Filed: May 4, 2006

Staff Recommendation: 1) Install storefront glass in existing ground floor openings. - Approve with Conditions - Approval of adding new glass storefronts on Austin Street facade. Submit details of materials and location (depth glass will be located in the wall).
2) Replace storefronts on Pacific Avenue. - Approve with Conditions - Approval of retaining Pacific Avenue storefronts as resubmitted. The existing storefronts must be retained. Missing storefronts can be reconstructed to match one of the existing storefronts. Storefront #3 should be retained. These large double doors appear to be original and should be incorporated into the final design. Secretary of Interiors Standard # 2."... The removal of historic materials shall be avoided."

Task Force Recommendation: 1) Install storefront glass in existing ground floor openings. - Approve with Conditions - Detailed drawings needed on Austin side with proposed modifications and materials. Storefronts for retail not hit the cornerline. Age of doors very important. Recommend to retain the doors if practical or reuse doors within property.
2) Replace storefronts on Pacific Avenue. - Approve with Conditions - Landmark Commission has firm thoughts on what needs to be retained - (based on prior applications) each of the doors must be individually handled - give dimensions for future applications - 7 bays (one is large bay). Historic detail of doors has real bearing on design.

DISCUSSION ITEM:

5. 4927 TREMONT ST
Munger Place Historic
District
CA056-298(JA)
Jim Anderson

Request: 1) Light fixtures.
2) Landscape plan.
3) Window change on East side of house.

Applicant: DAVID WILLIAMS

Representative: N/A

Date Filed: May 1, 2006

Staff Recommendation: 1) Light fixtures. - Deny without Prejudice - The light fixtures should be simplified and be more typical to the the Prairie style. Ordinance No. 20024, SEctin 11(a)(3) and Section 11(b)(4).
2) Landscape plan. - Approve with Conditions - Approval of size, shape and location of planting beds and planting material. Applicant to submit detailed landscape planting plan to city staff prior to Landmark meeting. Ordinance No. 20024, Section 11(b).
3) Window change on East side of house. - Approve

Task Force Recommendation: 1) Light fixtures. - Approve - Recommend approval of exterior light fixtures.
2) Landscape plan. - Approve - Approval of size, shape and location of planting beds and planting material. Applicant to submit detailed landscape planting plan to city staff prior to Landmark meeting.
3) Window change on East side of house. - Approve - Recommend approval of casement windows on East elevation.

6. 5015 VICTOR ST
Munger Place Historic
District
CA056-297(JA)
Jim Anderson

Request: 1) Remodel of the existing kitchen with an addition to include breakfast area and a living area downstairs. The second story addition will include master bath, laundry area, and closet.

Applicant: Piper and David Kent

Representative: N/A

Date Filed: May 1, 2006

Staff Recommendation: 1) Rear addition. - Approve with Conditions - All changes to exterior facade recommended by task force have been made per revised submittal. One additional change recommended. The rear 1st floor windows should be reconfigured to be single windows, one-over-one with the width proportional to the upper windows. Ordinance No. 20024, Section 11(a)(2).

Task Force Recommendation: 1) Rear addition. - Approve - Drawings for addition reviewed by task force on 4/3/06. All changes to exterior facade recommended by task force have been made per revised submittal. One additional change recommended. Two windows, lower floor, North facade appear butted together. Recommend windows seperated, 1 x 6 trim between windows.

DISCUSSION ITEM:

7. 4607 GASTON AVE
Peak's Suburban Addition
Neighborhood
CA056-285(MF)
Margaret Fiskell

Request: 1) Replace roof with three tab dimensional composition shingles, color Heatherstone.
2) Add dormer per attached drawing.
Applicant: TRACY VENEGAS
Representative: N/A
Date Filed: May 2, 2006
Staff Recommendation:

1) Replace roof with three tab dimensional composition shingles, color Heatherstone. - Approve with Conditions - Applicant to provide shingle sample. Ordinance 22352, Item 3.17.
2) Add dormer per attached drawing. - Approve with Conditions - a) Provide historical evidence for reconstruction of dormer.
b) Provide product specification sheet for dormer window.
c) Removal of existing vent appropriate.
d) Dormer details to match existing house details. Secretary of the Interior's Standards No. 3 and Ordinance No. 22352, Item 4.

Task Force Recommendation: 1) Replace roof with three tab dimensional composition shingles, color Heatherstone. - Approve with Conditions - Provide sample for dimensional shingle.
2) Add dormer per attached drawing. - Approve with Conditions - a) Provide historical evidence for reconstruction of dormer.
b) Provide product data for dormer window.
c) Removal of existing vent ok.
d) Dormer details to match existing house details ok.

8. 1003 MORELAND AVE
Peak's Suburban Addition
Neighborhood
CA056-284(MF)
Margaret Fiskell

Request: 1) Build fence as shown on site plan.
Applicant: TRACY VENEGAS
Representative: N/A
Date Filed: May 2, 2006
Staff Recommendation:

1) Build fence as shown on site plan. - Approve with Conditions - Build fence as shown on site plan with the condition that providing parking for another property at this site would require a zoning change. This property is zoned R7.5(A) per the Dallas Development Code 51A-4.301(a)(11) "The board of adjustment may not authorize the placement of special parking, as defined in Division 51A-4.320, in a residential district." Ordinance No. 22352, Item 2.9.

Task Force Recommendation: 1) Build fence as shown on site plan. - Deny without Prejudice - Shared access agreement not provided for Task Force consideration.

DISCUSSION ITEM:

9. 4508 REIGER AVE
Peak's Suburban Historic
District
CA056-290(MF)
Margaret Fiskell

Request: 1) Interior lot, new fence across the front and sides. Requesting fence return location 10 feet back from the front face of the adjacent building at 4514 Reiger and the return on the opposite side at 4502 Reiger to align with the existing wood fence.

Applicant: Gregory L. Deans

Representative: N/A

Date Filed: May 3, 2006

Staff Recommendation:

- 1) Construction of new (front and side-yard) fence see attached. - Approve with Conditions - 1) Applicant installed fence post adjacent to sidewalk. Placement of posts - setback 4' from sidewalk.
- 2) Fence height to be 3'-6". Recommend square top for fence pickets not 'Gothic Points'.
- 3) Front yard fence spacing to be 50% open. See Ordinance #22352 Section 2.10 - "Historically appropriate fences are permitted in the front yard and must be constructed of one or more of the following material: wood, stone, brick, wrought iron, a combination of those materials or other materials deemed appropriate. These fences may not exceed 3'-6" in height and must be 50% open."
- 4) Applicant to provide paint or stain color for wood and metal posts.
- 5) Side-yard return location requested at 10 feet back from front face of building and must be 70% open. Landmark Commission can allow exception to Ordinance #22352 Section 2.11(a) "The commission may, if it determines more screening is necessary to ensure privacy, allow interior side yard fences to be located up to a point 5 feet back from the corner of the house measured from the back wall of the front porch, provided that these fences may not exceed 8 feet in height."

Task Force Recommendation:

- 1) Construction of new (front and side-yard) fence see attached. - Approve with Conditions - 1) Location of fence to be changed per Applicant's layout - 4' behind sidewalk.
- 2) Height to be 3' - 6" - Recommend square top by cutting top off 'Gothic Points'.
- 3) Front yard fence spacing to be 50%.
- 4) Wood recommended to be stained, painted a muted color to compliment building, or left natural; posts to be painted black; provide colors.
- 5) Return: Task Force recommends Commission allow return at building to be 10' back from building line for safety of children and to reduce extent of fence - must be 70% open.

DISCUSSION ITEM:

10. 4522 REIGER AVE
Peak's Suburban Historic
District
CA056-299(MF)
Margaret Fiskell

Request: 1) Replace deteriorated tile on steps with like kind -santillo tile and repair front steps.

Applicant: Eric Marye

Representative: N/A

Date Filed: May 2, 2006

Staff Recommendation: 1) Replace deteriorated tile on steps with like kind -santillo tile and repair front steps. - Deny without Prejudice - Deny request to install the Santillo tile. Tile is not appropriate. Since the existing damaged tile was removed - recommend cleaning the concrete steps. Repair and paint the one wood step to match the existing concrete color. Per Ordinance #22352 Section 3.5 "Stone, cast stone and concrete elements must be renovated or repaired only with materials similiar in size, grain, texture, and color to the original materials."

Task Force Recommendation: 1) Replace deteriorated tile on steps with like kind -santillo tile and repair front steps. - Deny without Prejudice - Deny request to install inappropriate tile. Recommend cleaning existing concrete steps (2) and repair and paint existing wood step (1). Paint wood step to match concrete or wood porch.

11. 6333 BRYAN PKWY
Swiss Avenue Historic
District
CD056-011(JA)
Jim Anderson

Request: 1) Demolish garage. Demolish noncontributing structure because newer than period of significance.

Applicant: TRACE B BEARD

Representative: N/A

Date Filed: May 4, 2006

Staff Recommendation: 1) Demolish garage. - Approve - Applicant has provided sufficient evidence that existing garage is not an early 1900 structure. Probably construction within the last twenty-five years. Recommend approval of demolition. 51A-4.501(h)H4)(D).

Task Force Recommendation: 1) Demolish garage. - Approve - Applicant has provided sufficient evidence that existing garage is not an early 1900 structure. Probably construced within the last twenty-five years. Recommend approval of demolition.

12. 6333 BRYAN PKWY
Swiss Avenue Historic
District
CA056-292(JA)
Jim Anderson

Request: 1) Build 20' W x 24' D garage.

Applicant: TRACE B BEARD

Representative: N/A

Date Filed: May 3, 2006

Staff Recommendation: 1) Build 20' W x 24' D garage. - Approve with Conditions - The overhangs should be longer to be compatible with the main house. The pedestrian door should be more compatible to the Craftsman style. The Hardi - board should have a smooth finish. Ordinance No. 18563, Section 14(a)(I).

Task Force Recommendation: 1) Build 20' W x 24' D garage. - Approve

DISCUSSION ITEM:

13. 4946 SWISS AVE
Swiss Avenue Historic
District
CA056-305(JA)
Jim Anderson

Request: 1) Modify front portion of cornerside yard fence (facing Collett Ave) to provide concrete block infill (w/plaster finish; to match 'rear' portion of fence) at these locations in lieu of existing chain link fence for owners' privacy and security; see attached site plan.

Applicant: Marcel Quimby Architecture/Preservation Inc.

Representative: N/A

Date Filed: May 3, 2006

Staff Recommendation: 1) Modify front portion of cornerside yard fence. - Approve with Conditions - Due to extraordinary conditions of prostitution and drug trafficking adjacent to this residence, staff recommends approval of this application with the following recommendations: 1. The new privacy wall will extend a minimum of 7' above the city side walk. From the top of the wall to the height equal to the top of the existing privacy wall shall be a wrought iron fence. It is our opinion this design will allow privacy and safety, but not inhibit view of the main resident. Approximate height of wrought iron fence is 3'0". The existing privacy wall previously approved and hence constructed has a white plaster finish. We recommend repainting of the existing plaster to a warm gray color. Ordinance No. 18563, Section 14(b)(2)(D)(iii).

Task Force Recommendation: 1) Modify front portion of cornerside yard fence. - Approve - Ordinance #18563 Section 14(b)(2)(iii) states that cornerside fences cannot exceed the rear 50% of the cornerside facade. Due to extraordinary conditions of prostitution and drug trafficking adjacent to this residence, we recommend approval of this application with the following recommendations: 1. The new privacy wall will extend a minimum of 7' above the city side walk. From the top of the wall to the height equal to the top of the existing privacy wall shall be a wrought iron fence. It is our opinion this design will allow privacy and safety, but not inhibit view of the main resident. Approximate height of wrought iron fence is 3'0". The existing privacy wall previously approved and hence constructed has a white plaster finish. We recommend repainting of the existing plaster to a warm gray color.

DISCUSSION ITEM:

14. 6102 SWISS AVE
Swiss Avenue Historic
District
CA056-296(JA)
Jim Anderson

Request: 1) Repair the sidewalk and steps surface using the concrete overlay as suggested and recommended by the City Attorney's Office. Steps and surface with a ribbon affect with ceramic tile or porcelain having the appearance of slate as shown in the picture from 5105 Swiss.

Applicant: ULC of Texas

Representative: N/A

Date Filed: April 12, 2006

Staff Recommendation: 1) Repair sidewalk and build new steps as 5105 Swiss. - Approve with Conditions - Approve installtion of concrete topping over eixsting sidewalk. Disapprove use of porcelain or ceramic tile pavers at steps adjacent to city sidewalk. Applicant unable to provide evidence of pavers/slate in original construction. Applicant must rebuild steps and walk to match original configuration. Secretary of the Interior's Standard # 2 and 6. "The historic character of a property shall be retained and preserved. The removal of historical materials shall be avoided. Deteriored feates shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature the new feature shall match the old in design, color, texture and other visual qualities and where possible materials."

Task Force Recommendation: 1) Repair sidewalk and build new steps as 5105 Swiss. - Approve with Conditions - Approve installtion of concrete topping over existing sidewalk. Denial of use of porcelain or ceramic tile pavers at steps adjacent to city sidewalk. Applicant unable to provide evidence of pavers/slate in original construction.

15. 214 S ROSEMONT
AVE
Winnetka Heights Historic
District
CA056-293(JA)
Jim Anderson

Request: 1) Replace St. Augustine grass in parkway only with Asian Jasmine groundcover.

Applicant: Carrie Lackey

Representative: N/A

Date Filed: April 18, 2006

Staff Recommendation: 1) Replace St. Augustine grass in parkway only with Asian Jasmine groundcover. - (Ordinace #18369 9 (b)(5) - only grass, flowers and trees are allowed in the parkway. Flower beds may not comprise more than 50% of the parkway. Staff recommends the parkway remain primarily grass and add flower beds or lirioppe around the trees were grass is difficult to grow. Trees could be pruned to allow more sunlight for the lawn.

Task Force Recommendation: 1) Replace St. Augustine grass in parkway only with Asian Jasmine groundcover. - Approve with Conditions - (Ordinace #18369 9 (b)(5) - only grass versus ground cover !! possible mondo grass to replace existing grass.

DISCUSSION ITEM:

16. 310 N WINNETKA AVE
Winnetka Heights Historic
District
CA056-320(JA)
Jim Anderson

Request: 1) Paint exterior. Sherwin Williams paint. Body: roycorft suede;
trim: roycorft vellum; and accent: roycroft copper red.

Applicant: Connie Marks

Representative: N/A

Date Filed: May 8, 2006

Staff Recommendation: 1) Paint exterior. - Approve - Approval of these
color choices. The Landmark Commission has
approved this color combination in the past.

Task Force Recommendation: 1) Paint exterior. - Task Force did not review this
application.

OTHER BUSINESS:

1. Adoption of the Minutes of May 1, 2006.
2. Final criteria for plaques and location in the Swiss Avenue Historic District.
3. Approval of the 2004-2005 Annual Report.
4. Landmark Commission Rules of Procedure.
5. Appointment of Read Kerr to the Winnetka Heights/Lake Cliff Task Force.
Accept the resignation of Greg Schooley from the CBD/West End/Individual Task Force and appoint him as an
ex-officio member.
6. Task Force Attendance.
7. Resolution in support of Council Action on 555 Ross Avenue.
8. Designation Committee Meetings are held on the following dates:
Wednesday, June 14, 2006, 5:45 p.m., 1500 Marilla Street, room 5DN.
Wednesday, June 28, 2006, 5:45 p.m., 1500 Marilla Street, room 5DN.
Wednesday, July 12, 2006, 5:45 p.m., 1500 Marilla Street, room 5DN.
Wednesday, July 26, 2006, 5:45 p.m., 1500 Marilla Street, room 5DN.

EXECUTIVE SESSION

The Commission may hold a closed executive session concerning one or more of the following topics:

- a. *seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the commission's attorney to his client under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act; [Texas Government Code §551.071]*
- b. *deliberating the purchase, exchange, lease, or value of real property if deliberation in open meeting would have a detrimental effect on the position of the city in negotiations with a third person; [Texas Government Code §551.072]*
- c. *deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person; [Texas Government Code §551.073]*
- d. *deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, or to the hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation requests a public hearing; or [Texas Government Code §551.074]*
- e. *deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Texas Government Code §551.076]*
- f. *Discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay, or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Texas Government Code §551.086]*